

CITY OF TALLAHASSEE	
<u>CITY COMMISSION AGENDA ITEM</u>	
ACTION REQUESTED ON:	October 8, 2002
SUBJECT/TITLE:	Ordinance Introduction Voluntary Annexation # 02-O-111, Bobbin Brook East/ Maclay Road
TARGET ISSUE:	N/A

**STATEMENT OF ISSUE**


The owner of a residential parcel in Bobbin Brook Subdivision containing approximately 2.525 acres and adjoining Maclay Road on the north and City of Tallahassee Power Transmission Line on the east has petitioned for annexation of this parcel into the City. The proposed annexation includes the residential parcel, as well as the portions of Maclay Road and City Power Transmission Line easement adjoining the property for a total of 3.715 acres.

**RECOMMENDED ACTION**

Option 1. Introduce Ordinance #02-O-111, and set October 23, 2002 for a public hearing.

**Fiscal Impact**

In fiscal year 2001, this parcel had a taxable value of \$319,616. If the property had been in the City in 2001, property taxes of \$1,022.77 would have been generated. The parcel receives City electricity and water. A sewer line is located in Maclay Road.

 David Reid, Director	Anita R. Favors
Department of Management & Administration	City Manager

For Information, please contact: Beckye Simpson, 8465

ITEM TITLE: Ordinance Introduction Voluntary Annexation # 02-O-111,

## SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

### History/Facts & Issues

The proposed annexation area consists of approximately 3.715 acres of which 2.525 acres is a developed residential lot in Bobbin Brook Subdivision which adjoins Maclay Road on the North and City of Tallahassee Power Transmission Line on the East. The balance of the annexation area is power line right of way and a section of Maclay Road. All of the property is within the Urban Services Area.

The annexation area is in the Lake Protection zoning district which is limited to residential uses with a density of one unit per two acres. The parcel is in the Bobbin Brook 2 unrecorded subdivision which is currently developed with single family residential structures.

The City has traditionally approved voluntary annexations and has approved annexations of single parcels in prior years. Single parcel annexations, have however, generally been requested for commercial properties.

Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan.

### STATEMENT OF URBAN SERVICES

#### I. INTRODUCTION

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the Bobbin Brook East / Maclay Road annexation.

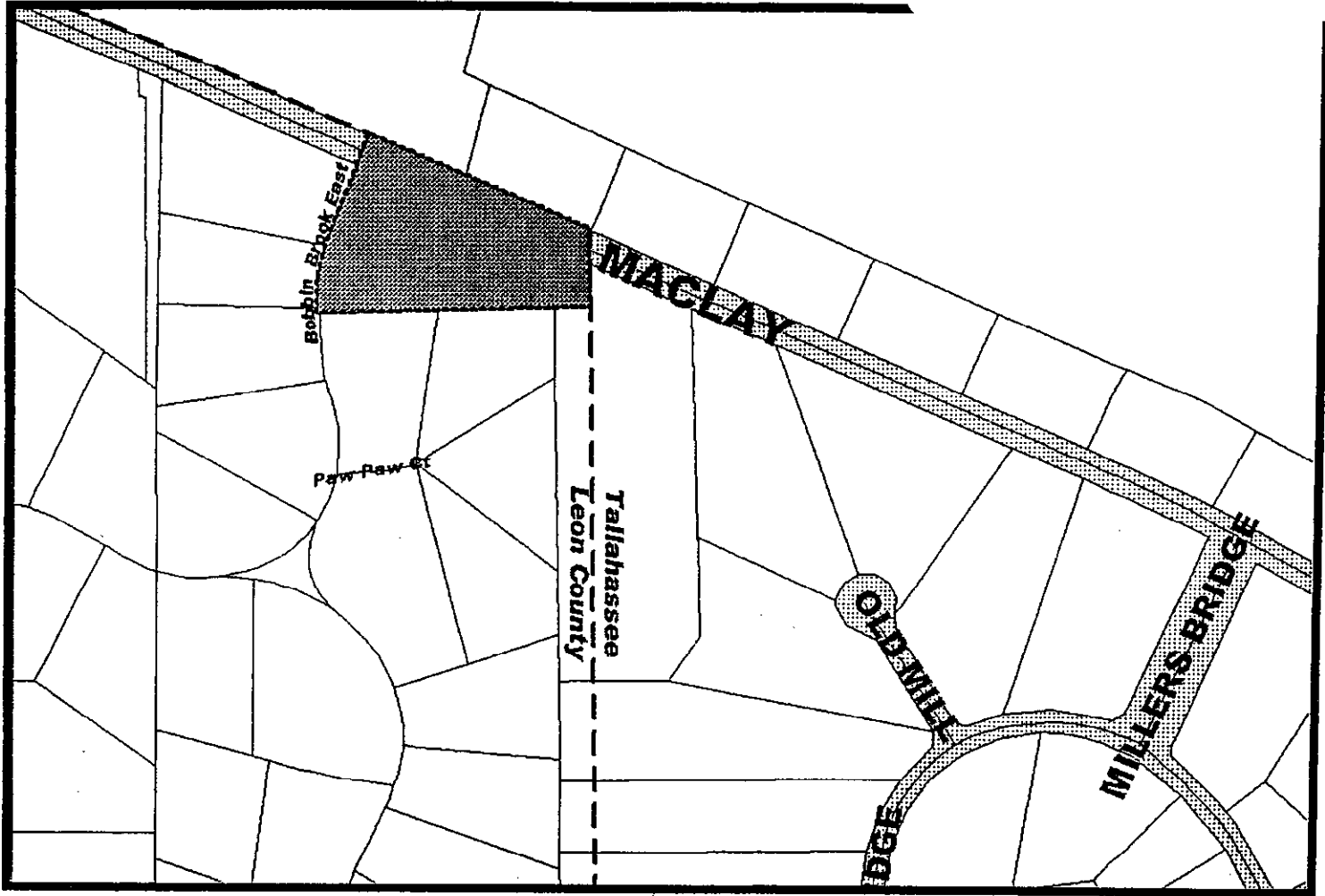
#### II. LAND USE

The area proposed for annexation consists of approximately 3.715 acres and is located within the Urban Services Area (USA). The parcel is in the Lake Protection land use category and the Lake Protection Zoning District.

#### III. URBAN SERVICES

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service - the City provides fire protection on an area wide basis. Fire Station three located on Thomasville Road and Station four on Shamrock Blvd. can provide fire and emergency service to this area.
- B. Police Protection Service - Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Street Maintenance and Right-of-Way Service - the City has a comprehensive public street construction and maintenance program
- D. Traffic Planning and Control - the maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- E. Street Lighting - Tallahassee has a comprehensive program for the installation and maintenance of streetlights.
- F. Parks and Recreation Services - currently there is sufficient capacity in all categories of parkland to accommodate this area.
- G. Bus Service - the City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. Dial-A-Ride program, a specialized transportation service to citizens who are handicapped or over age sixty will be extended to this area upon annexation.
- H. Electric Service - the City currently provides electric service to this area.
- I. Water Service - the City currently provides water services to the area proposed for annexation.
- J. Sewer Service - a City sewer line is located in Maclay Road adjacent to the area proposed for annexation.
- K. Gas Service - the City generally provides natural gas service to a site when requested and after a feasibility analysis.
- L. Storm water Service - storm water services to the area will be provided at the same level as currently being provided to areas within the City.
- M. Solid Waste Service - solid waste collection and disposal services will be provided by the City upon annexation.



## Bobbin Brook East / MacClay Road

### LEGEND

- CURRENT CITY LIMITS
- PROPOSED CITY LIMITS

**Simpson, Beckye**

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**From:** Arnold, Dwight  
**Sent:** Thursday, October 03, 2002 8:11 AM  
**To:** Simpson, Beckye  
**Cc:** Reid, David; Herman, Robert  
**Subject:** Annexation of Property 11-06-29-000-010


Having reviewed the street network it should be noted that Maclay Road from Thomasville Rd. to Meridian Rd. is currently deficient. It is also my understanding that the property is currently developed and will not be adding any further impacts to the roadway network.

If I can be of further assistance please advise.



# MEMORANDUM

Tallahassee-Leon County  
Planning Department

**To:** David Reid, Director, Department of Management Administration  
**From:** Val Hubbard, Acting Director, Planning Department   
**Date:** October 3, 2002  
**Subject:** Consistency Review: Voluntary Annexation, Bobbin Brook

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Staff has reviewed the proposed annexation of a parcel in Bobbin Brook 2 unrecorded subdivision (tax ID #11-06-29-0000-010). The information required in Intergovernmental Element Policy 2.1.4 was not supplied to the Planning Department for their review. The Department could find the proposal consistent with the Comprehensive Plan, subject to the following provisions being met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1{I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

*The following is provided as additional information related to this site:*

- This parcel is located in the Lake Protection land use category and the Lake Protection Zoning district. This zoning district is limited to

residential uses in the City of Tallahassee with a density of 1 unit per 2 acres, clustering may be permitted if certain criteria are met.

- This parcel is in the Bobbin Brook 2 unrecorded subdivision.
- This parcel is currently developed with a single-family residential structure.



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SCOTT MADDOX  
Mayor  
DEBBIE LIGHTSEY  
Mayor Pro Tem

JOHN PAUL BAILEY  
Commissioner  
ALLAN J. KATZ  
Commissioner  
STEVE MEISBURG  
Commissioner

Attachment # 2  
Page 8 of 11  
City Manager  
GARY HERNDON  
City Treasurer-Clerk  
JAMES R. ENGLISH  
City Attorney  
SAM M. MCCALL  
City Auditor

**M E M O R A N D U M**

TO: David C. Reid, Director  
Department of Management and Administration

FROM: James R. English, *JRE* City Attorney

DATE: October 2, 2002

SUBJECT: Voluntary Annexation  
Ordinance No. 02-O-111

Pursuant to your request, I have reviewed the attached map of the above-referenced area in order to determine if this area meets the geographic requirements for annexation of Florida Statutes, Chapter 171.

After having fully reviewed the appropriate map, I am of the opinion that the area fully qualifies under the statutory requirements of Florida Statutes, Chapter 171.

If I can provide any additional information, please do not hesitate to call.

JRE/pb

attachment



ORDINANCE NO. 02-O-111

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING CHAPTER SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, to wit:

**BOBBIN BROOK EAST/MACLAY ROAD ANNEXATION**

**COMMENCE** at the northwest corner of Section 8 and the southeast corner of Section 6, Township 1 North, Range 1 East; thence North, along the east boundary of said Section 6, a distance of 4,027 feet, more or less, to an intersection with the easterly extension of the southerly boundary of that parcel described in Official Record Book 1365, Page 233 (Tax I.D 11-06-29-000-0010) of the Public Records of Leon County, Florida for the **POINT OF BEGINNING**. From said **POINT OF BEGINNING**, thence, leaving the east boundary of said Section 6, South 89 degrees 24 minutes 36 seconds West, a distance of 592.5 feet, more or less to the southwest corner of said parcel last referenced; thence, along the curvilinear westerly boundary of said parcel, Northeasterly along the arc of a curve, concave to the southeasterly, having a radius of 710.02 feet, a central angle of 22 degrees 34 minutes 20 seconds, for a distance of 276.5 feet to the end of said curve; thence North 23 degrees 27 minutes 26 seconds East, a distance of 130 feet, more or less, to an intersection with the northerly right-of-way boundary of Maclay Road; thence, along the northerly right-of-way boundary of Maclay Road, South 66 degrees 32 minutes 24 seconds East, a distance of 523.7 feet, more or less, to an intersection with the easterly boundary of said section 6; thence, leaving the northerly right-of-way boundary of said Maclay Road, South 00 degrees 24 minutes 32 seconds East, a distance of 172.9 feet, more or less, to the **POINT OF BEGINNING**; Containing 3.715 acres, more or less, lying in the northeast quadrant of said Section 6.

Section 2. That upon this ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the City of Tallahassee, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED in the City Commission on the 8th day of October, 2002

PASSED the City Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2002

Mayor

ATTEST:

\_\_\_\_\_  
GARY HERNDON  
City Treasurer-Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
JAMES R. ENGLISH  
City Attorney